139.0	0002	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,449,100 / 1,449,100
					USE VALUE:	1,449,100 / 1,449,100
					ASSESSED:	1,449,100 / 1,449,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		LINCOLN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HOROWITZ EVAN C & AIMEE B
Owner 2:	
Owner 3:	
Street 1:	16 LINCOLN STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	WEAKLAND SANDRA -
Owner 2:	-
Street 1:	16 LINCOLN STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .119 Sq. Ft. of land mainly classified as One Family with a Contemporary Building built about 1986, having primarily Wood Shingle Exterior and 3180 Square Feet, with 1 Unit, 5 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5172.000	930,600	900	517,600	1,449,100
Total Card	0.119	930,600	900	517,600	1,449,100
Total Parcel	0.119	930,600	900	517,600	1,449,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 455.76 /Parcel: 455.76

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 89246

GIS Ref

GIS Ref

Insp Date 02/11/09

!10745!

PREVIOUS ASSESSMENT

Parcel ID 139.0-0002-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	930,600	900	5,172.	517,600	1,449,100		Year end	12/23/2021
2021	101	FV	930,600	900	5,172.	517,600	1,449,100		Year End Roll	12/10/2020
2020	101	FV	930,100	900	5,172.	517,600	1,448,600	1,448,600	Year End Roll	12/18/2019
2019	101	FV	710,700	1000	5,172.	546,400	1,258,100	1,258,100	Year End Roll	1/3/2019
2018	101	FV	710,700	1000	5,172.	402,600	1,114,300	1,114,300	Year End Roll	12/20/2017
2017	101	FV	710,700	1000	5,172.	385,400	1,097,100	1,097,100	Year End Roll	1/3/2017
2016	101	FV	710,700	1000	5,172.	356,600	1,068,300	1,068,300	Year End	1/4/2016
2015	101	FV	629,100	1000	5,172.	299,100	929,200	929,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	11:17:45

LAST REV

Date	Time
10/23/19	10:28:32
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10745

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WEAKLAND SANDRA	59168-35		5/25/2012		1,113,000	No	No		
TOURLES PAMELA	34318-481		12/14/2001	Family	1	No	No		
CLARK ALAN	29960-2		3/25/1999	Convenience	1	No	No		Y

USER DEFINED

Prior Id # 1:	89246
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/22/2019	695	Wood Dec	10,200	C				
7/16/2015	976	Redo Kit	68,750		7/16/2015			Renovate and expan

ACTIVITY INFORMATION

Date	Result	By	Name
8/25/2012	MLS	EMK	Ellen K
2/11/2009	Meas/Inspect	372	PATRIOT
11/29/1999	Mailer Sent		
11/15/1999	Measured	264	PATRIOT
11/1/1987		RG	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5172		Sq. Ft.	Site		0	90.	1.11	10									517,646						517,600	

Total AC/HA:	0.11873	Total SF/SM:	5172	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	517,646	Spl Credit		Total:	517,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	9 - Contemporary		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	1986	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	A - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	5	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	3.0	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	3	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.08325768
Const Adj.:	1.04989493
Adj $ / SQ:	142.163
Other Features:	166500
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	959400
Depreciation:	28782
Depreciated Total:	930618

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 10 | BRs: 5 | Baths: 5 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	5	
Totals			
1	10	5	

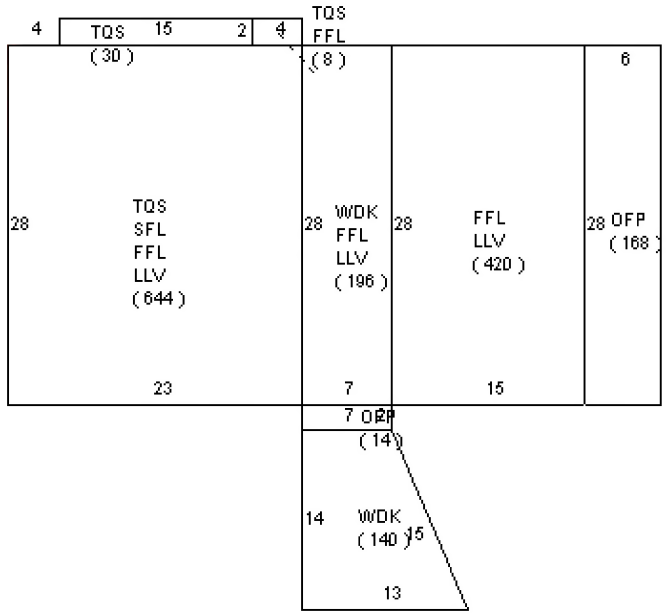
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	207.56
Special Features:	0	Val/Su Net:	221.47
Final Total:	930600	Val/Su SzAd	383.99

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,268	142.160	180,263
LLV	Lower Level	1,260	109.550	138,039
SFL	Second Floor	644	142.160	91,553
TQS	3/4 Story	512	142.160	72,717
WDK	Deck	336	9.420	3,166
OFP	Open Porch	182	26.840	4,885

Net Sketched Area: 4,202 | Total: 490,623

Size Ad 2423.5 | Gross Area 4372 | FinArea 3180

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	60	V	

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

139.0-0002-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
22	Wood Deck	D	Y	1	8X10	A	AV	1986	16.00	T	26.4	101			900			900

More: N | Total Yard Items: 900 | Total Special Featues: | Total: 900

IMAGE

AssessPro Patriot Properties, Inc